

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: June 30, 2011

Meeting No: 131

Project: Holabird Manor Master Plan/Architecture

Phase: Working Session

Location: Proposed Replacement PUD - Southeast Baltimore

PRESENTATION:

David Diesselhorst, architect, presented final Master Plan revisions for this project as well as revised schematic architectural designs for one of the buildings. This working session was in response to comments offered at the November 10, 2010 presentation.

RECOMMENDATIONS OF THE PANEL:

Members of the Panel commented as follows:

1. To recommend elimination of the median island and triangle shown.
2. To recommend that the row houses on Hartwait, if projected in the center of the row, be done so two units wide.
3. To provide continuous street plantings on both sides of new streets.
4. To recommend two additional trees on Manor Avenue close to the Hartwait intersection.
5. To recommend a hedge or wall around the parking lot shown at the center of the site, next to the open space.
6. To recommend that the ground floor of the multi-unit building be brick or another durable material rather than dryvit. Spandrels might well be dryvit rather than brick as suggested.
7. To express skepticism regarding very large roof terraces proposed.

PANEL ACTION:

The Panel appreciates the attention shown to its previous recommendations and looks forward to future presentations of schematic architectural design.

Attending:

David Diesselhorst – The Diesselhorst Group
Jay Brodie - BDC

Messrs. Bowden, Ramberg, Britt and Cameron – Panel
Gary Cole, Wolde Ararsa, Bob Quilter - Planning